

**CAPITOL ZONING DISTRICT COMMISSION**  
**STAFF REPORT**  
**8/24/2016**  
**TDM / BIM**



**Location:** West side of the 1300 block of South Scott Street  
**Applicant:** Frank Barksdale for Tommy Lasiter  
**Permit Types:** Certificate of Appropriateness & Conditional Use

**Project Description:** This application is for a Certificate of Appropriateness permit to allow the construction of a new, three-story apartment building, and for a Conditional Use Permit to use the property as multifamily residential. The two proposed buildings will include a total of 35 units: 11 with two bedrooms and 24 one-bedroom units. The three story buildings feature a mixture of brick veneer and Hardie lap siding on the first two floors and a mansard roof for the top floor. ~~An approximately 25' long covered walkway will connect the two buildings at each level~~ and a gable roof covered with architectural shingles. The windows will be vinyl with simulated divided glass. The proposal calls for a 14' setback on the Scott Street side, 25' setbacks facing 13<sup>th</sup> Street and Daisy L Gatson Bates Drive, and a 26' setback on the alley side. Parking and a dumpster enclosure will be accessed from the alley. The 12 ground floor units will all have entrances facing the streets, porches of varying sizes and configurations, and walkways connecting to the adjacent sidewalks. The site plan calls for ~~49~~ 46 parking spaces with some landscaping. ~~26~~ 24 of these will be inside a fenced perimeter with the rest open to the alley. To reduce the perception of the building's larger scale, the design calls for two three-story modules at either end of the apartment building, ~~joined by a two-story connector~~. Decorative gables, brackets, brickwork, shutters, and balconies are proposed to provide visual interest and aesthetically "break up" the structure's mass.

**UPDATE (9/2/16):** The applicant submitted revised drawings at the Design Review Committee meeting. The amended proposal now calls for two detached buildings, instead of a single structure with two modules. The elevations and site plan as originally proposed can be found on Pages 17-20. **The updated drawings are on pages 22-24.**

**UPDATE (10/14/16):** The applicant submitted further revised drawings, **visible on Pages 25-27 and in the rendering above.**

**Historic Significance:** The half block on the west side of Scott Street between 13<sup>th</sup> Street and Daisy L. Gatson Bates Drive held four large, elaborate homes by the late 1880s. Historic maps suggest these were enlarged, converted into apartments, and altered in other ways, including demolition (or possibly just reorientation) of the house at the southern end of the block to make way for the Scott Street Methodist Episcopal Church. The church was later demolished after the congregation moved to west Little Rock to become what is now St. Luke Methodist Church on 32<sup>nd</sup> Street. The other structures on the block were demolished around the same time and replaced by a short-lived apartment building at the northern end called the Urbana Apartments. Letters on file indicate that these apartments were the scene of frequent nuisance activities, including a shootout in 1988 between a police officer and two patrons that fled from a bar on Main Street. The property is located within the MacArthur Park Historic District, directly across Scott Street from the Villa Marre and the Rozelle-Murphy House, and across Daisy Bates from the Garland-Mitchell House. The current owner acquired the property in 2016.

**Previous Action:** In 1988 staff issued a permit to rehab the 1960s-era Urbana Apartments at the southwest corner of 13<sup>th</sup> and Scott. Staff later issued a permit in 1991 to demolish the apartment building.

**Zoning:** This structure is located in Zone "N", Neighborhood Residential & Commercial. This special zoning category for the Mansion Area, situated primarily along the Area's transportation corridors, allows for some commercial and office uses in a context that was traditionally residential in character.

## **Review Standards for Certificates of Appropriateness:**

Capitol Zoning District Commission Rule, Section 2-105. C. 1. (b)A Certificate of Appropriateness shall ... be required for the erection of any new structure ...Applications for new construction requiring Commission approval will first be scheduled for a review by the Design Review Committee which will make a recommendation regarding proposed work's appropriateness in historical style in the context of adjoining or neighboring structures; and its consistency with the goals of the Commission's Master Plan and Standards.

*Staff finds the proposal constitutes a request to erect a new structure and requires a Certificate of Appropriateness that must be reviewed by the Design Review Committee and approved by the Commission.*

Capitol Zoning District Commission Rule, Section 2-105. C. 1. (e)When considering an application for a Certificate of Appropriateness, the Commission shall consider any applicable review Standards and Master Plan goals, the recommendations offered by the committees and staff, as well as any public testimony or evidence presented at the public hearing.

Capitol Zoning District Commission Rule, Section 2-105. F.... All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Framework Plan ... new construction, shall be evaluated according to the applicable Design Standards.

The Commission shall consider the staff report along with other evidence presented at the hearing. The Commission shall not be bound by the recommendations of the report.

The Commission may issue the permit(s) if it finds the proposal to be substantially consistent with the Master Plan. In reviewing the application, the Commissioners shall consider the application and base their decision upon the report of the Staff, the recommendations of the Design Review Committee, advice from Advisory Committees, impact of the proposal on the property, neighboring properties, the District as a whole, and the goals of the Master Plan and the evidence or testimony presented by the Applicants and other interested parties at the public hearing.

*Staff finds the proposal should be evaluated using the General Standards, the Mansion Area Design Standards, and the Mansion Area Master Plan.*

## Capitol Zoning General Standards, Zoning Requirements for the Capitol Zoning District

### **Zone "N", Neighborhood Residential & Commercial**

Front setback (min)	= 25' landscaped (no parking), or 15' when a historic precedent exists on the block
Side setback (min)	= 10% of lot's average width, but never less than 5' from an adjoining property;
Rear setback (min)	= 25'
Floor-to-area ratio(max)	= 1.5 : 1
Building height (max)	= 3 stories or 45 feet

### Capitol Zoning General Standards, Definitions

**Front Yard:** The Front Yard is that portion of a building lot which directly abuts a public street and/or right-of way. In cases where a building lot is located on the corner of two intersecting streets, the narrowest portion of the lot contiguous to the public street will be defined as the front yard.

*Staff finds the proposal to be consistent with these requirements. The north and south sides of the lot facing 13<sup>th</sup> and Daisy L Gatson Bates Drive are front yards according to the definition above. The site plan shows a compliant 25' setback on the north and south sides, a 14' setback (10% of 140') on the Scott Street side, and a 26'-1" setback to the alley. The building floor area is 31,264 gross square feet for a F.A.R. of 0.74:1, well below the maximum allowed 1.5:1. The three story building will be 35'-10" high with a 3' mechanical equipment screen, also well below the maximum allowed 45'.*

## Mansion Area Design Standards, Design Standards for New Construction

**Policy:** Creative new construction that is compatible with the historic character of the neighborhood is strongly encouraged. New buildings need not imitate older styles, and designs that contrast with the existing context simply for the sake of being different are discouraged

*Staff finds the proposal to be consistent with this policy.*

### **M1. Respect historic development patterns.**

- Site a new building such that it is arranged on its site in a way similar to historic buildings in the area. This includes consideration of building setbacks and open space.

*Staff finds the proposal to be partially consistent with these standards. While the setbacks for the development are similar to those seen traditionally, the mass and lack of side yard setbacks differs from the more common detached single-family dwellings found throughout the neighborhood.*

**M2. Maintain the traditional character of alleys.**

- Maintain the traditional character and scale of an alley by locating buildings and fences along the alley edges to maintain the narrow width.

**M3. Locate a new building within the range of setbacks seen traditionally in the block.**

- These include: Front yard setback, Side yard setbacks, Rear yard setbacks

**M4. Provide a front yard similar in depth to neighboring properties.**

*Staff finds the proposal to be consistent with these standards.*

**M5. Minimize the amount of hard surface paving for patios, terraces and driveways.**

- A grass lawn should be the dominant material of a front yard.

*Staff finds the proposal to be generally consistent with this standard. While the rear yard area is paved, the front yard will be mostly lawn.*

**M7. Provide a progression of public-to-private spaces when planning a new structure.**

- This includes a sequence of experiences, beginning with the "public" sidewalk, proceeding to a "semipublic" walkway, to a "semiprivate" porch or entry feature and ending in the "private" spaces beyond.
- Provide a walkway running perpendicular from the street to the front entry.
- Multi-family housing should address the street in a manner similar to that of traditional single family residences.

**M8. Orient the front of a primary structure to the street.**

- The building should be positioned parallel to the lot lines, maintaining the traditional grid pattern of the block.

**M9. Orient the primary entry of a building to the street.**

- In some cases, the front door itself is positioned perpendicular to the street. In addition to the front door the entry should be clearly defined with a walkway and porch that also orients to the street.

**M10. Clearly define the primary entrance by using a front porch.**

- The front porch should be "functional" in that it is used as a means of access to the entry.

**M11. Construct a new building to appear similar in mass and scale to single-family residences seen historically.**

- Provide a porch that is similar to those seen traditionally.
- Include landscape elements, such as fences and walkways, similar in scale to those seen traditionally.

**M12. On larger structures, subdivide the mass into smaller "modules" that are similar in size to single-family residences seen traditionally.**

**M13. The primary plane of the front should not appear taller than those of typical historic structures in the neighborhood.**

**M14. Design a new building to appear similar in width to that of nearby single family structures.**

- If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the historic context.

**M15. Use building forms that are similar to those seen traditionally.**

- Simple rectangular solids are appropriate.

**M16. Use roof forms that appear similar to those seen traditionally.**

- Sloping roofs such as gable and hip forms are appropriate. The pitch should be similar to those of historic buildings in the area.
- The primary ridge line of a residential roof should not exceed the historic maximum for the block.
- Eave depths should be similar to those seen traditionally in the neighborhood.

**M17. Roof materials should appear similar in character to those used historically.**

- The material should appear similar in scale and finish to those used traditionally. It should be of earth tones and have a matte, non-reflective finish.
- Composition shingles are appropriate ...

**M18. Use a ratio of solid-to-void (wall-to-window) that is similar to that found on historic structures in the area.**

**M19. Use building materials that appear similar to those used traditionally.**

- Brick should have a modular dimension similar to that used traditionally.

*Staff finds the proposal to be generally consistent with these standards.*

**M20. New materials that are similar in character to traditional ones may be considered.**

- Alternative materials should appear similar in scale, texture and finish to those used historically. They also should have a proven durability in similar applications.
- For example, synthetic siding may be considered for a *new* building if the dimension of the exposed lap is similar to that used historically, and the finish, texture and trim elements are also in character.

**M21. Use building materials that contribute to the traditional sense of scale of the block.**

- This will reinforce the sense of visual continuity in the district.
- Brick units that are similar in size to those used traditionally; for example, help to establish a sense of scale.

**M22. If they are to be used, ornamental elements should be in scale with similar historic features.**

- This includes brackets, porch trim and window frames.

**M23. The imitation of older historic styles is discouraged.**

- One should not replicate historic styles because this blurs the distinction between old and new buildings, as well as making it more difficult to visually interpret the architectural evolution of the district.
- Drawing upon elements of a traditional style in a manner that will convey a new building as being of its own time while maintaining a sense of compatibility with the historic context, however, is encouraged.

**M24. Contemporary interpretations of traditional details are encouraged.**

**M25. Windows should appear similar in character to those of historic buildings in the area.**

- Windows on primary facades should be similar in size and shape to those seen traditionally.

**M26. Windows with vertical emphasis are encouraged on primary facades.**

- A general rule is that the height of the window should be twice the dimension of the width in most residential contexts.

**M27. Frame windows in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.**

- Double-hung windows with traditional depth and trim are preferred.
- However, other materials may be considered if the appearance is similar to that of the historically significant wood window in dimension, profile and finish.
- Windows should be trimmed in wood. This trim must have a dimension similar to that used historically.

**M28. Windows should be simple in shape.**

**M29. Dormers should be in scale with those used traditionally in the area.**

- Dormers should be subordinate to the roof itself, and lower than the ridge line.

*Staff finds the proposal to be generally consistent with these standards.*

Mansion Area Master Plan.

1. To revitalize existing housing, to promote new infill housing development and promote diversity among residents.
3. To create an improved image and stronger sense of identity.
5. To establish new and to better define existing gateways into the neighborhood.
6. To create a mixture of uses throughout the neighborhood.

*Staff finds the proposal to be consistent with these goals. Since this property sits at the Mansion Area's north boundary, it is important to evaluate any proposal with respect to its position as a "gateway" into the neighborhood.*

Mansion Area Master Plan, Urban Design Goals

1. To preserve the character of the Mansion Area neighborhood.
3. To establish a sense of visual continuity within the Mansion Area neighborhood.

*Staff finds the proposal to be consistent with these goals.*

**Review Criteria for Conditional Use Permits:**

Capitol Zoning District Commission Rule, Section 2-105. C.2. The Commission may grant Conditional Use Permits to permit a use of land not permitted by right under the zoning applicable thereto, provided that the conditional use in question is permitted for that land under the Master Plan ...

Capitol Zoning District Commission Rule, Section 2-105. F.

... All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Framework Plan ...

*Staff finds the proposal should be evaluated using the General Standards and the Mansion Area Master Plan.*



Capitol Zoning General Standards, Zoning Requirements for the Capitol Zoning District

**Zone “N”, Neighborhood Residential and Commercial**

Permitted uses – single family, two family, professional office

Conditional uses – multi-family, community facilities II & III, quiet business

*Staff finds the proposal to be consistent with this requirement. Multifamily residential is listed a conditional use in Zone N.*

Minimum Lot Area / Dwelling Unit = 2,500 sf or 1,200 sf with review.

*Staff finds the proposal to be consistent with this requirement. The parcel is 300'x140' or 42,000 square feet. Dividing by 35 apartments results in exactly 1,200 square feet of lot area per dwelling unit.*

Capitol Zoning General Standards, Parking / Loading Requirements for the Capitol Zoning District

**P.1 Requirement** There shall be provided for each use in any zone the number of off street parking spaces required for that use as listed in Section P.15, "Required Parking Spaces by Use."

**P8. Pavement requirements**

Every parcel of land which ... is changed to a parking area ... shall be paved where subject to wheeled traffic. The minimum pavement requirement shall be as follows: One and one-half inches asphaltic concrete hot mix with a five inch compacted base, or a four inch concrete slab, and shall have appropriate bumper guards where needed. Innovative state of the art porous paving systems are encouraged and will be evaluated on a case by case basis.

Any land being paved to accommodate parking for a new use should not exceed 110% of the area required for parking and maneuvering. The Commission may allow an applicant to pave up to 150% of the area required if it is demonstrated to the Commission's satisfaction that:

- (1) The pattern and character of development in the vicinity is consistent with the request for additional parking; and
- (2) Paving the additional area will be sufficiently mitigated by the use of porous or semi-permeable paving systems, additional landscaping beyond the minimum required, or other innovative mitigation measures.

**P9. Parking design for standard size cars**

Right angle: 9'x20' with 20' of maneuvering area.

**P10. Parking spaces for the disabled**

[The Capitol Zoning District Commission defers to the Little Rock Code of Ordinances]

**P.12 Landscaping and Screening Requirements**

The landscaping and screening requirements set forth in the Little Rock Code of Ordinances, as it existed on September 30, 2012, shall be in full force and effect when erecting, constructing, enlarging or otherwise altering or improving a vehicular use area. The Commission may approve reductions, on a case-by-case basis, for required landscaping not adjacent to a public right of way.

**P.13 Parking Lot Lighting Standards**

Lighting levels should be designed in accordance with the Illuminating Engineer's Society (IES) Standards for the recommended activity level for pedestrian security and to avoid light trespassing for the adjacent property owner or public right of way. Light poles not to exceed 35'.

**P15.Required parking spaces by use**

4.) Residential (multi-family dwelling) = 1 space per 1 bedroom unit; 1.5 spaces per 2+ bedroom unit

*Staff finds the proposal to be not mostly consistent with these requirements. The proposed structure will contain 11 two-bedroom units and 24 one-bedroom units, necessitating 40.5 off-street parking spaces. (11 x 1.5 + 24 = 40.5) The site plan proposes 49 46 spaces and associated driveways, or 120% 114% of the required amount of parking. See recommendations below for reducing the number of spaces. Staff finds that the proposed site layout screens most of the parking lot from view from nearby streets and that the extensive landscaping mitigates the larger parking lot.*

**P12. Landscaping and screening requirements**

[The Capitol Zoning District Commission defers to the Little Rock Code of Ordinances]

*Staff finds the proposal to be incomplete regarding this requirement. Though the site plan shows the location of proposed landscaping, it does not include sufficient details. See conditions 1 and 3 under Staff Recommendation.*

### Mansion Area Master Plan, Planning & Design Goals

1. To revitalize existing housing, to promote new infill housing development and promote diversity among residents
3. To create an improved image and stronger sense of identity.
6. To create a mixture of uses throughout the neighborhood.

*Staff finds the proposal to be consistent with these goals. The proposed use will provide more activity in an area dominated by large commercial land uses to the north, improve the streetscape along Spring and 13<sup>th</sup> Streets, provide more housing options for residents, and put a long-vacant parcel of land back into service.*

### Mansion Area Master Plan, Urban Design Goals

1. To preserve the character of the Mansion Area neighborhood and individual historic buildings.

*Staff finds the proposal to be consistent with this goal. The neighborhood developed with a mixture of uses and structures, including small apartment buildings built alongside single-family residential structures.*

### Mansion Area Master Plan, Recommendations for Automobile Circulation

Traffic impacts on the neighborhood should be minimized to the greatest extent possible... Other techniques which contribute to traffic calming, such as on-street parking, should also be considered.

*Staff finds the proposal to be consistent with these recommendations.*

### Mansion Area Master Plan, Recommendations for Parking

- Encourage area residents to develop off-street parking when undertaking rehabilitation or new construction projects.
- Zoning standards that require locating parking away from the street edge should be enforced ...

*Staff finds the proposal to be consistent with these recommendations.*

**Neighborhood Reaction:** Staff received one email expressing opposition to the proposed multifamily use. Members of the Tree Streets organization wrote on 9/8/16 to request that preservation and protection of trees they planted recently along 13<sup>th</sup> Street and Daisy Bates Drive be added as an explicit condition. Staff agreed- see Condition #7 on the following page.

**Proposed Findings of Fact:** Based on the Capitol Zoning Master Plan and materials submitted by the applicant, staff finds:

- 1) This application represents a request to construct a new primary structure and use the property as multi-family residential, and cannot be permitted at the staff level;
- 2) The findings made above are incorporated herein;
- 3) The proposed structure:
  - a. is three stories tall and generally U-shaped;
  - b. incorporates covered front porches and primary entrances oriented toward the adjacent streets;
  - c. utilizes horizontal cementitious fiberboard siding and brick veneer;
  - d. incorporates a mansard roof into the third floor;
  - e. features vertically-oriented, rectangular windows with synthetic frames;
  - f. will be located on a 300'x140' lot, with 25' front yard setbacks, a 14' setback on the east side, and a 26'-1" setback on the west side;
- 4) The proposed lot adjoins a platted alley;
- 5) The proposed use as Multi-family residential is allowed as conditional use at 1300 Scott;
- 6) The proposed structure will contain twenty-four (24) one-bedroom dwelling units and eleven (11) two-bedroom unit;
- 7) The property is surrounded by a variety of uses and is located less than one block from Main Street;
- 8) The proposal includes forty-nine (49) off-street parking spaces (*updated to 46 spaces after staff and MAAC feedback*);
- 9) The parking lot is proposed to be paved with non-permeable concrete.

**Proposed Conclusions of Law:** Based on the findings above, staff concludes:

- 1) The proposal is consistent with Design Standards for new construction;
- 2) The proposal is substantially consistent with the Mansion Area Master Plan;
- 3) The proposal is substantially consistent with the requirements for approving a Certificate of Appropriateness. (cf. CZDC Rule, Sec. 2-105. C.1.e);
- 4) The proposal to build ~~49~~ 46 off-street spaces is more than 110% of the required number of 40.5;
- 5) The proposed extensive screening and landscaping will mitigate the extra parking lot area;
- 6) The proposed use is consistent with the Mansion Area Master Plan's Land Use recommendations, Planning & Design Goals, and Urban Design Goals; and
- 7) The proposed use is consistent with the requirements for approving a Conditional Use permit.

**Staff Recommendation:** Based on the above conclusions, staff recommends approval of the application with the following conditions:

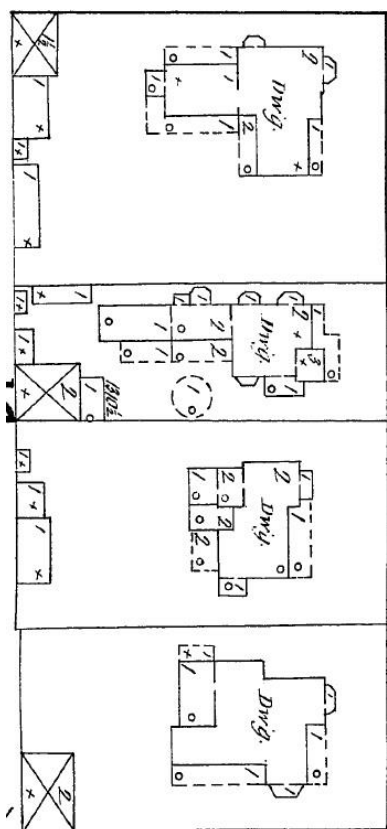
- 1) That all state and city codes be followed at all times;
- 2) That the property be maintained in a neat and safe condition at all times;
- 3) That the parking lot size be reduced by five spaces for a total of 44 spaces and that an updated site plan be submitted to staff;
- 4) ~~That the dumpster enclosure be moved to the north so that it is completely behind the façade of the main building facing Daisy L. Gatson Bates Drive (into the space created by eliminating three of the parking spaces in condition #3 above); (condition met in most recent site plan submission)~~
- 5) That the dumpster enclosure ~~be enlarged to~~ include space for a recycling dumpster or bins;
- 6) That the parking lot landscaping be approved by the City of Little Rock prior to staff issuing the permit;
- 7) That the trees in the planting strips along Daisy Bates Drive and 13<sup>th</sup> Streets be protected and preserved during construction and that any trees damaged or killed be replaced with similar or larger specimens.

**Design Review Committee recommendation:** The committee voted unanimously to recommend approval. The applicant discussed possible changes recommended by a member of the Little Rock Historic District Commission, including changing dormer shapes and sizes; realigning windows, doors, and porches to create more symmetry; removing the walkways connecting the two buildings; and changing the details at the transition between the walls and mansard roof. Committee members expressed strong approval of eliminating the walkway, but several thought the original design's purposeful irregularity softened the impact of the large buildings and made them feel as if they could have developed incrementally. The applicants stated that was their preference too, but that the HDC member seemed firm in the request for more regularity and symmetry. Regarding parking lot size and dumpster location, members suggested moving the dumpster enclosure to the middle of the alley side of the lot to improve access for tenants and further obscure it from the street. Members suggested using grass pavers for the parking spaces accessed directly from the alley if the applicants do not want to reduce the number of spaces. Members also discussed the relatively small setback on the Scott Street side as a potential concern but also expressed appreciation for the efforts the applicants made in the design to be mindful of the historic homes nearby, particularly the Villa Marre.

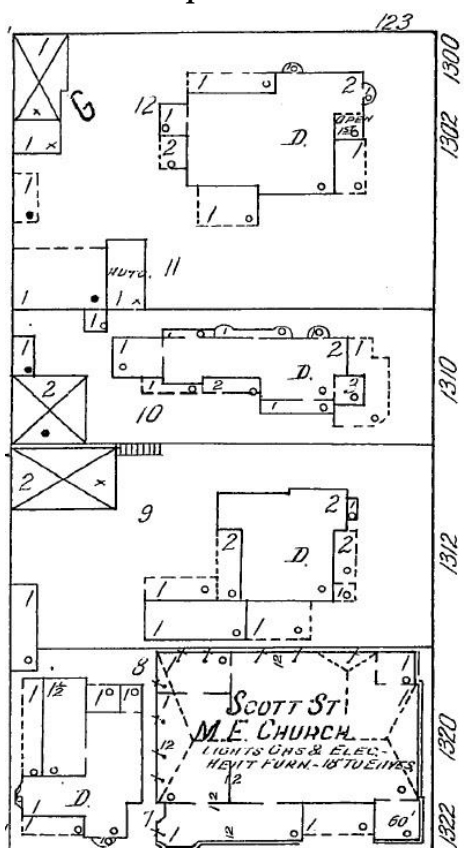
**Mansion Area Advisory Committee recommendation:** The MAAC voted 13-1 with one abstention to recommend approval. They modified Condition #7 above to include protection of the street trees along Scott Street also, and they modified Condition #3 to allow 46 parking spaces instead of 44. Discussion centered on trees and landscaping. The applicants brought updated site plan showing fewer parking spaces, the dumpster relocated toward the middle of the alley, and improved landscaping. Members discussed the need for greater architectural detail on the west elevation since the backs of the buildings will be visible from Main Street at least for the immediate future. The applicants agreed. Making some of the large third floor windows smaller was also discussed. A property owner across Scott expressed general approval of the proposal but with concerns about parking and the height. Another property owner across 13<sup>th</sup> expressed approval.

**Little Rock Historic District Commission:** The LRHDC heard this item at its October 10, 2016 hearing. The Commission received six positive comments from citizens, three of whom were nearby property owners. Two additional people attended the meeting and spoke in favor of the application. Discussion included the lack of windows or architectural features on the western walls. The application was modified to show a more monochromatic color scheme with light colored brick and HardiePlank siding painted in a light color. Staff recommendations included: 1) obtaining a building permit; 2) light source for signage will be ground mounted and low wattage; and 3) all satellite dishes will be installed on roof behind fencing. The Commission voted unanimously (5-0) to approve the project with staff's recommendations.

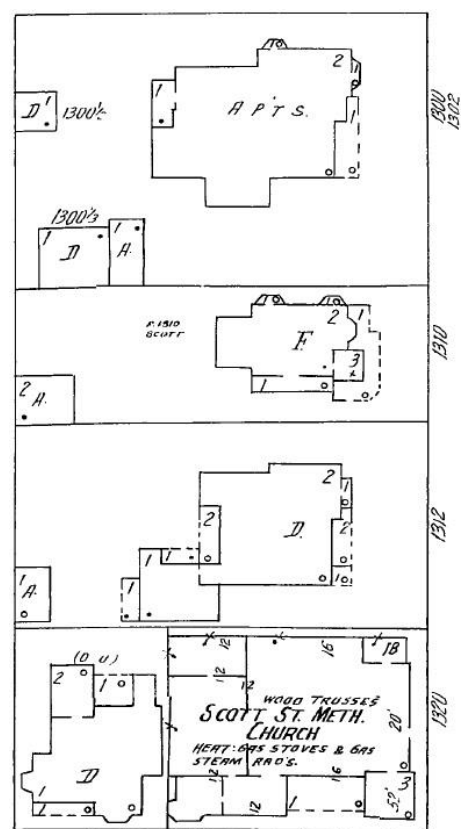
## Maps and Aerials



1889



1913



1950



1960



1974



1998

The Scott Street Methodist Church is visible in the 1960 aerial photograph, as are the three houses to the north (and two structures across the alley facing Main Street). By 1974 though every building on the block had been demolished, and the Urbana Apartments had been constructed at the northwest corner. By 1998 only a gas station at the southwest corner occupied the block.



### Archive Photo



Urbana Apartments, 1987, looking south across 13<sup>th</sup> Street

### Current Photos



Looking east with Daisy Bates Drive on the right





Looking northwest from the intersection of Scott and Daisy Bates



Looking south with Scott Street on the left





Walkway and trees in the interior of the lot



Looking southwest from the intersection of 13<sup>th</sup> and Scott





Looking southeast from the northwest corner. The Urbana Apartments' foundation is visible in the foreground with the Rozelle-Murphy house and Villa Marre in the background across Scott Street



Alley view with close-up of a brick foundation and parking pad midway up the alley.



## Neighborhood Context



Rozelle-Murphy House





Villa Marre



Garland-Mitchell House





Fish Factory to the north across 13<sup>th</sup>



Main Street commercial buildings to the west



Main Street commercial buildings with an EZ Mart gas station immediately west across the alley



## CAPITOL ZONING DISTRICT COMMISSION

### APPLICATION FORM

PROPERTY ADDRESS 13TH & SCOTT STREET

PROPERTY OWNER TOMMY LASITER

PERSON FILING APPLICATION FRANK BARKSDALE  
*if other than owner*

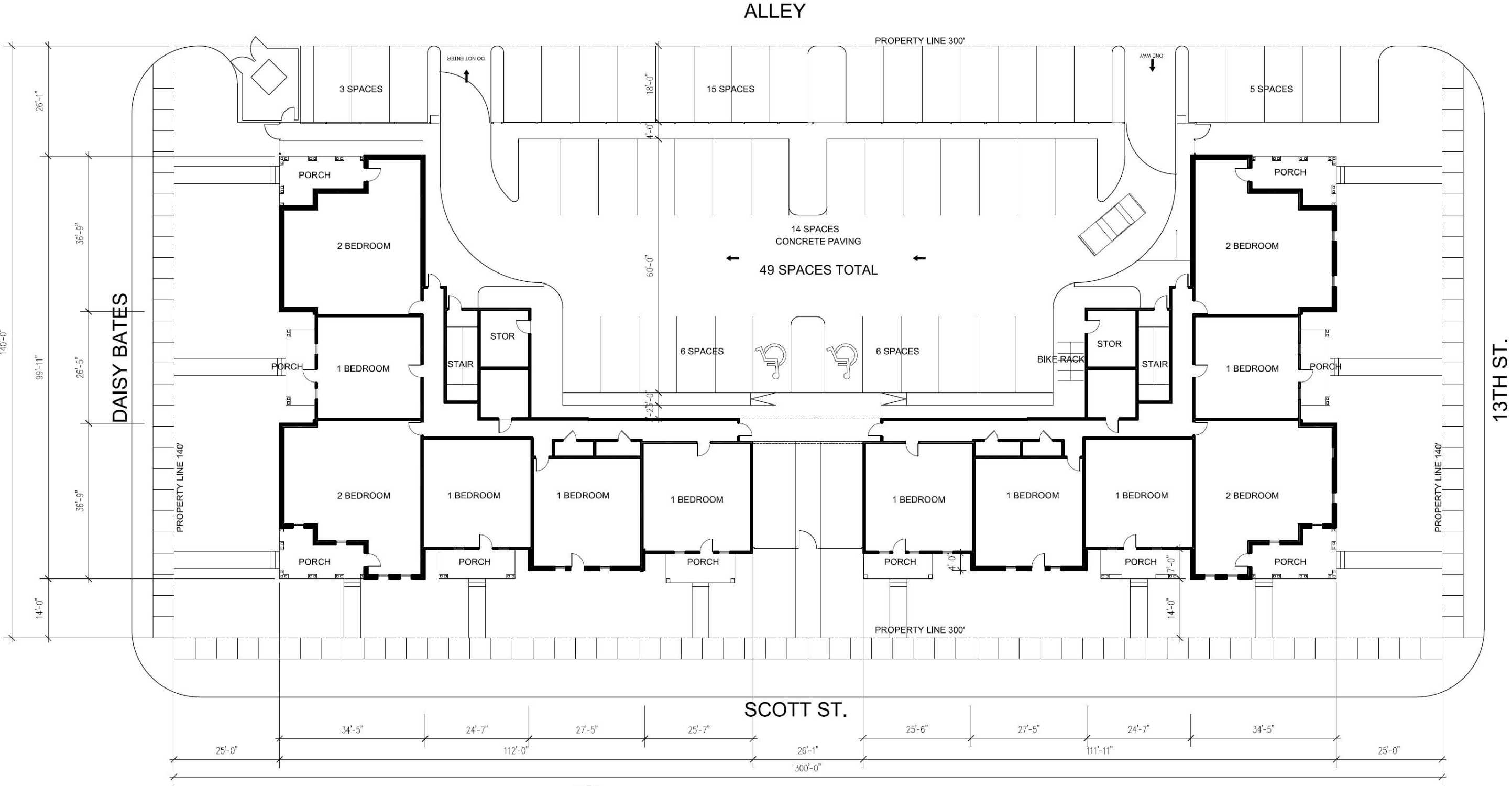
APPLICANT PHONE AND EMAIL [REDACTED]  
Frank Barksdale - 375-0378 fbarksdale@dmr.architects.com

APPLICANT SIGNATURE AND DATE [Signature] 6/15/14  
Signature certifies that applicant is authorized to represent this property, and that all information presented in this application, as well as in any supporting materials, is true and correct to the best of the signatory's knowledge.

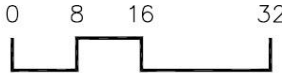
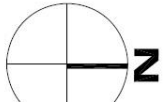
DESCRIPTION OF PROPOSED WORK AND / OR USE 35 UNIT APARTMENT COMPLEX



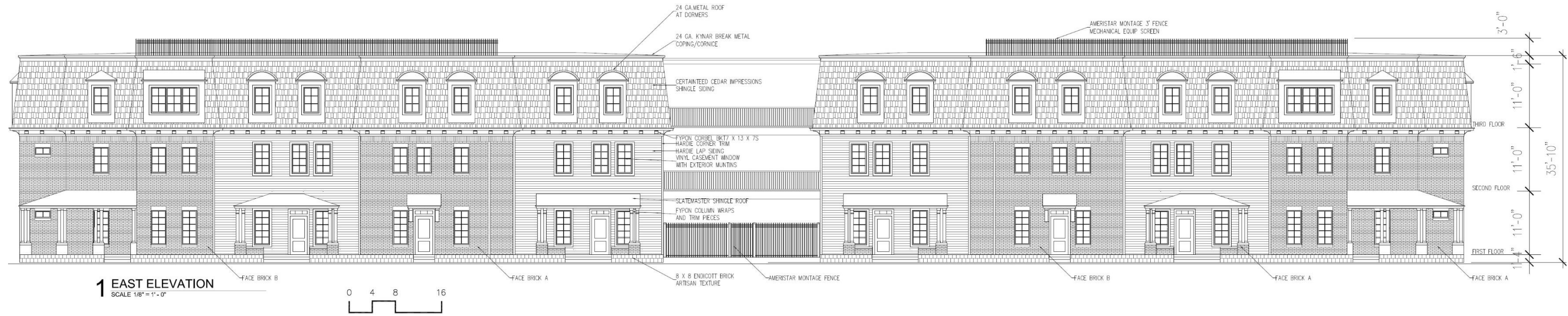
Site Plan (See updated version on Page 23)

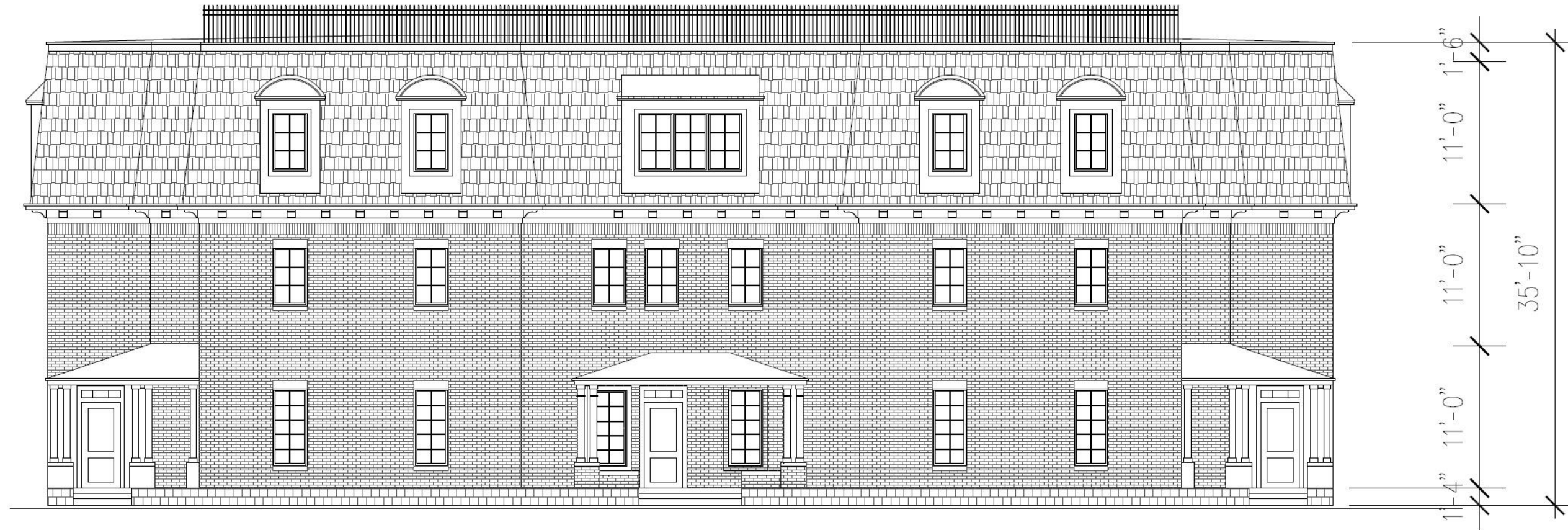
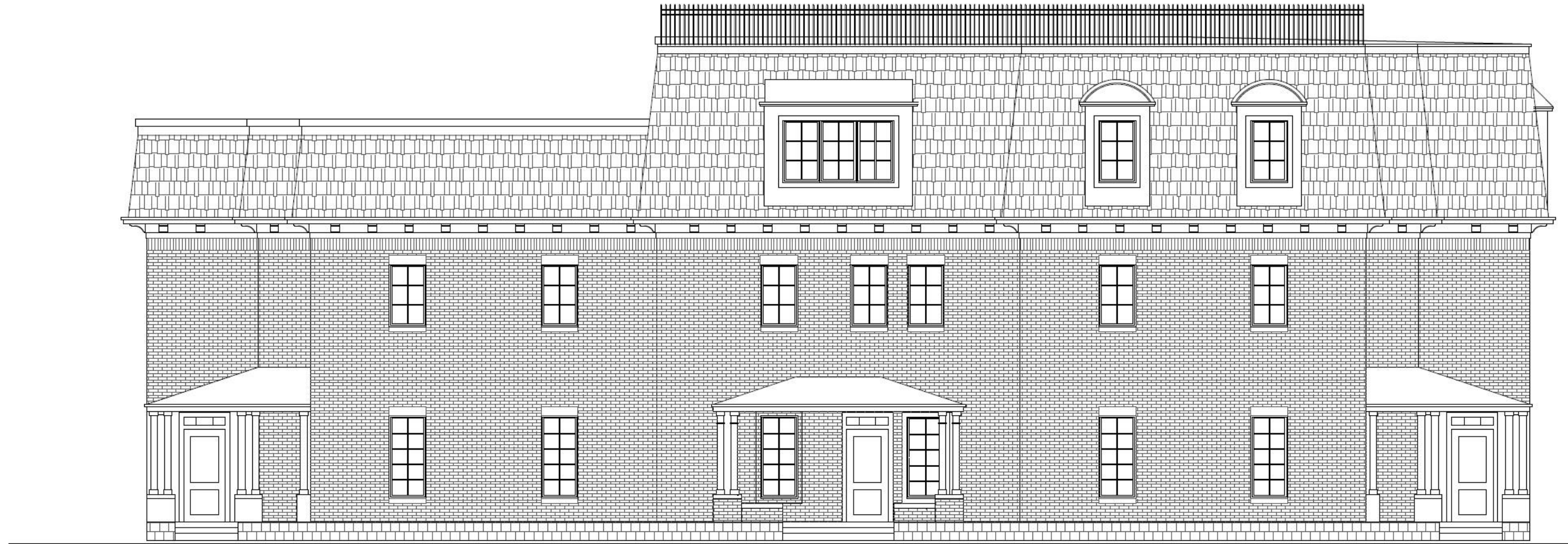


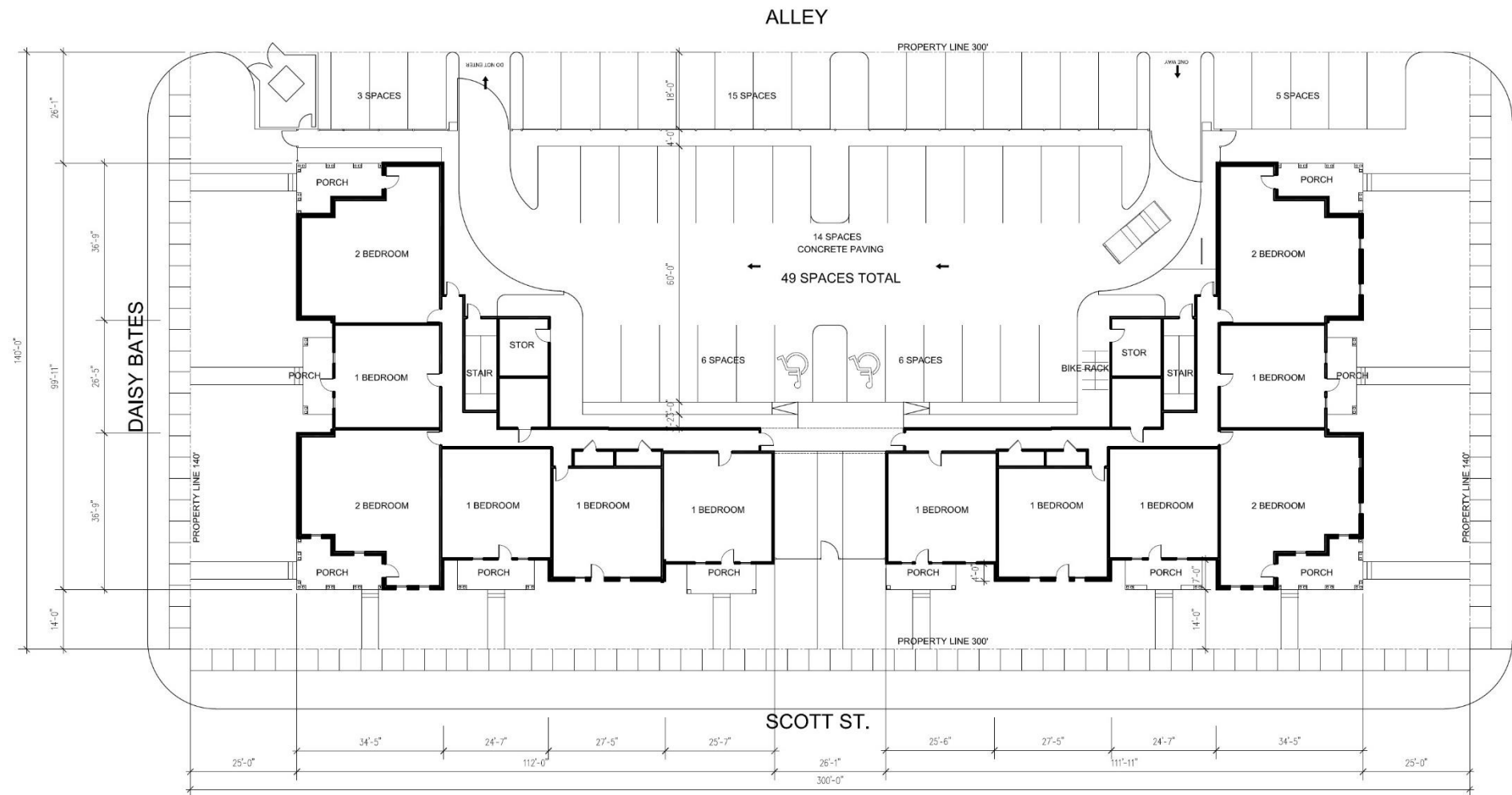
1 SITE PLAN  
SCALE 1/16" = 1' - 0"



**East Elevation, with Detail Showing South Wing** (See updated versions on Page 22 and 24)







UNIT COUNT/ SQUARE FOOTAGE  
11 2 BR @ 1016 SF EA, = 11,176

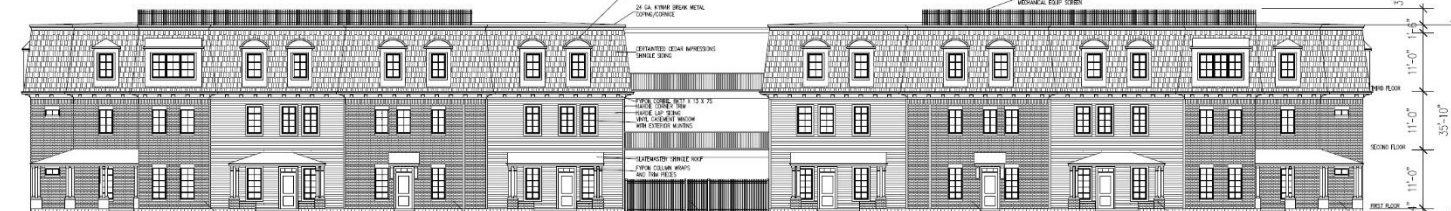
24 1 BR @ 612 SF EA, = 14,688  
TOTAL RENTABLE SF = 25,864  
TOTAL STORAGE = 504  
TOTAL CIRCULATION = 4,896  
GROSS SF = 31,264 SF TOTAL OF 35 APARTMENTS  
FLOOR AREA RATIO = 36,846/42,000 = .74  
BUILDING COVERAGE RATIO 11,716/42,000 = .28

PARKING REQUIREMENTS  
11 2 BR X 1.5 = 17  
24 1 BR X 1 = 24  
TOTAL REQ. 41

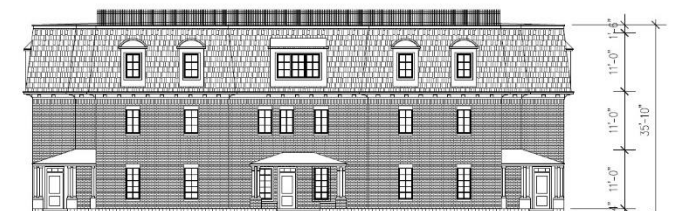
1 SITE PLAN  
SCALE 1/16" = 1' - 0"



2 SOUTH ELEVATION  
SCALE 1/16" = 1' - 0"



3 EAST ELEVATION  
SCALE 1/16" = 1' - 0"



4 NORTH ELEVATION  
SCALE 1/16" = 1' - 0"

0 8 16 32

AIMIR  
ARCHITECTS INC.  
201 E. Markham St. 150  
Little Rock, AR 72201  
501.375.0378 T  
501.375.6601 F

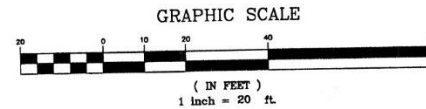
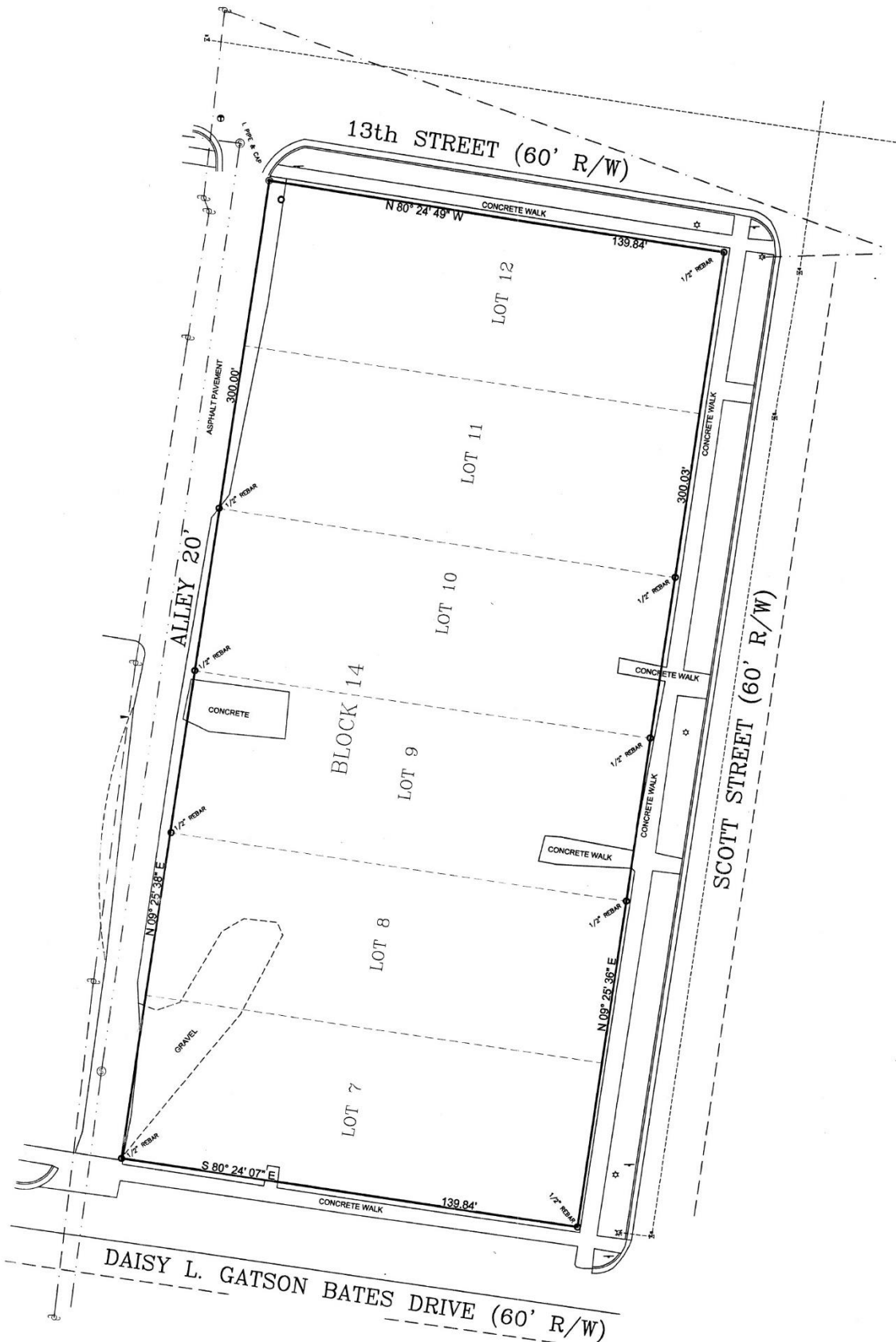
Project: 13TH AND SCOTT APARTMENTS  
Location: 13TH AND SCOTT, LITTLE ROCK, AR  
Date: 8/12/18  
Title:  
Sheet Number:

A1



LOTS 7-12 BLOCK4.dwg

PLOTTED: 8/12/2016



LENDERS TITLE COMPANY AUTHORIZED AGENT  
FOR  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE

DATE ISSUED: APRIL 3, 2016, 2:55 PM  
COMMITMENT NO: 16-007149-180  
EFFECTIVE DATE: MARCH 16, 2016, 8:00 AM

- SCHEDULE B - SECTION II
- II. SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.
1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. STANDARD EXCEPTION:
- (A) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.  
NOT SURVEY RELATED
- (B) EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.  
NONE TO SURVEYORS KNOWLEDGE
- (C) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES AND ANY MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.  
NONE TO SURVEYORS KNOWLEDGE
- (D) ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.  
NOT SURVEY RELATED
3. SPECIAL EXCEPTIONS

- (A) LOSS ARISING FROM ANY OIL, GAS OR MINERAL INTERESTS, CONVEYED, RETAINED, ASSIGNED OR ANY ACTIVITY ON OR DAMAGE TO THE INSURED LAND CAUSED BY THE EXERCISE OF SUB-SURFACE RIGHTS OR OWNERSHIP, INCLUDING BUT NOT LIMITED TO THE RIGHT OF INGRESS AND EGRESS FOR SAID SUB-SURFACE PURPOSES.  
NOT SURVEY RELATED
- (B) TAXES AND ASSESSMENTS FOR THE YEAR(S) 2016 AND THEREAFTER, WHICH ARE NOT YET DUE AND PAYABLE, PLUS ANY PENALTIES AND INTEREST WHICH MAY ACCRUE.  
NOT SURVEY RELATED
- (C) FUTURE ASSESSMENTS OF THE LITTLE ROCK SANITARY  
NOT SURVEY RELATED
- (H) FUTURE ASSESSMENTS OF THE LITTLE ROCK SANITARY SEWER SYSTEM; AND QUAPAW CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 5. (AS TO TRACT B)  
NOT SURVEY RELATED
- (I) TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS PROVIDED IN RESTRICTIVE COVENANT OF RECORD AS INSTRUMENT NUMBER 79-06234, RECORDS OF PULASKI COUNTY, ARKANSAS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (AFFECT LOTS 7, 8, 9 AND 10, BLOCK 14 OF TRACT B)  
NOT SURVEY RELATED
- (J) LITTLE ROCK CITY ORDINANCE NO. 18,227, AN ORDINANCE TO AMEND THE LAND USE PLAN (18,222) IN THE DOWNTOWN AND I-30 PLANNING DISTRICTS, ADDING A LAND USE DEFINITION, REPLACING TEXT AND CHANGING THE PLAN MAP, AND FOR OTHER PURPOSES, FILED FOR RECORD JANUARY 10, 2003 AS INSTRUMENT NUMBER 2003003231, RECORDS OF PULASKI COUNTY, ARKANSAS. (AS TO TRACT B)  
ZONING NOTED IN SURVEYORS NOTES
- (OO) RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES AND/OR PURCHASE CONTRACTS.  
NOT SURVEY RELATED
- (Q) TITLE TO, AND EASEMENTS IN, ANY PORTION OF THE LAND LYING WITHIN RIGHT-OF-WAY OF ANY ALLEYS, HIGHWAYS, ROADS, STREETS, OR OTHER WAYS.  
ROAD AND ALLEY RIGHT OF WAYS SHOWN ON SURVEY

CERTIFICATE  
THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED LAND HAS BEEN  
SURVEYED. THE CORNERS ARE MARKED AS SHOWN AND ARE IN  
ACCORDANCE WITH EXISTING MONUMENTS IN THE VICINITY. THIS  
CERTIFICATION IS FOR AND LIMITED TO THE PARTIES SHOWN HEREON.

FOR THE USE AND BENEFIT OF:  
TOMMY J. LASTER FAMILY LIMITED PARTNERSHIP  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
LENDERS TITLE

LEGAL DESCRIPTION

TRACT B:  
LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 14, ORIGINAL CITY OF  
LITTLE ROCK, PULASKI COUNTY, ARKANSAS.



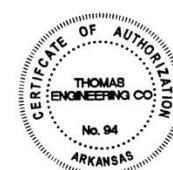
### VICINITY MAP

### LEGEND

- PROPERTY LINE  
SANITARY SEWER LINE  
OVERHEAD ELECTRIC LINE  
WATER LINE  
LIGHT POLE  
UTILITY POLE & GUY  
SANITARY SEWER MANHOLE  
SURVEY MARKER AS DESCRIBED  
WATER VALVE  
FIRE HYDRANT  
TELEPHONE MH  
SIGN

### SURVEYOR'S NOTES

1. THE INFORMATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THIS SURVEY IS BASED ON RECORDS OF EXISTING UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS WERE TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS IN ADVANCE BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES NORTH ZONE (PAGIS)
3. THIS PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 050181 0457 G DATED JULY 6, 2015.
4. THIS PROPERTY IS ZONED CAPN.



**TE** THOMAS  
ENGINEERING  
COMPANY  
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72118  
TEL: 501-753-4463 FAX: 501-753-6814

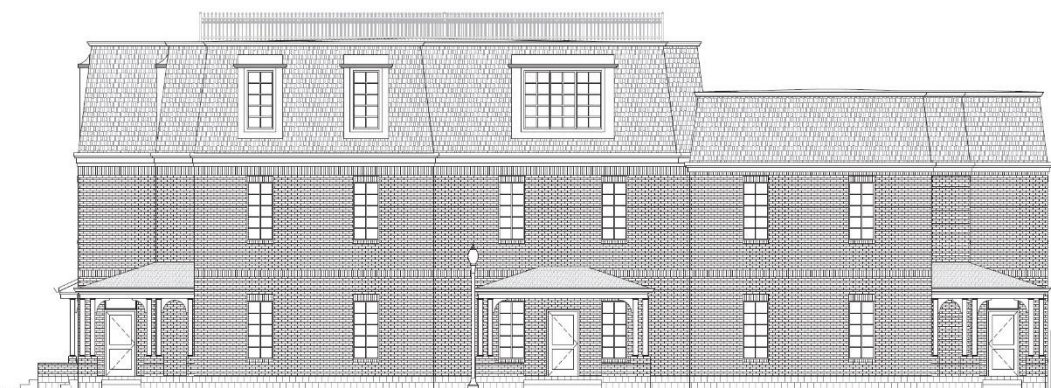
**SURVEY OF  
LOTS 7 THROUGH 12, BLOCK 14  
ORIGINAL CITY OF LITTLE ROCK  
PULASKI COUNTY, ARKANSAS**

APPROVED	DRAWN BY	DATE	SHEET NO.
JRB		8/15/16	1 OF 1

SCALE 1" = 20'



Revised Plans, submitted 9-2-2016 (see updated version on Page 26)



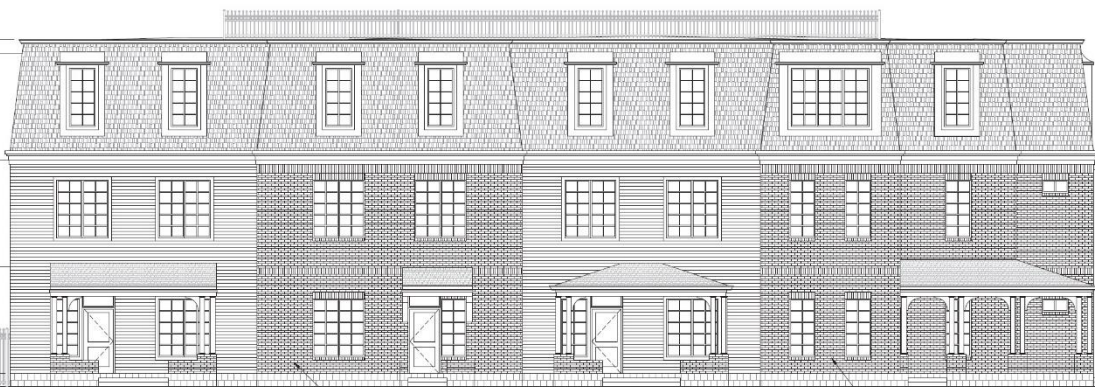
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



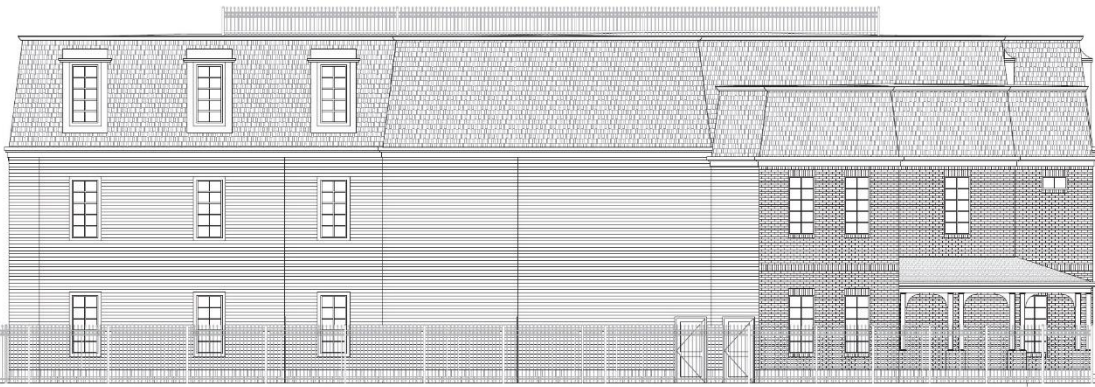
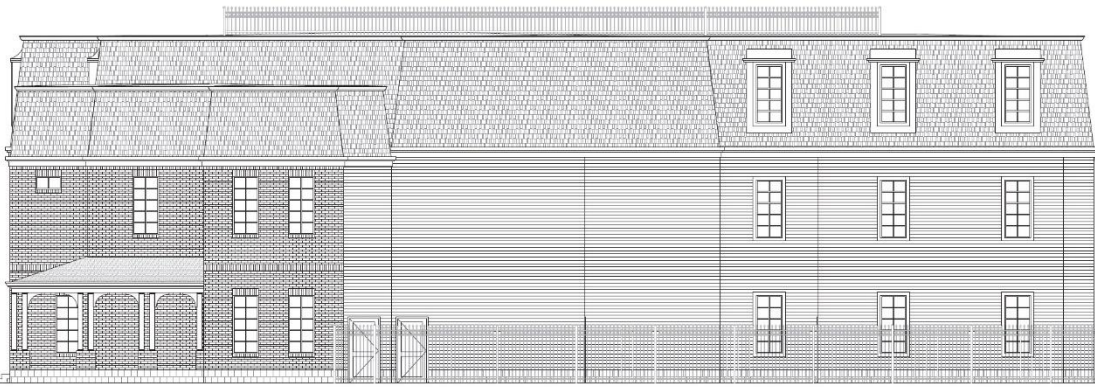
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



- 24 GA. KYNAR BREAK METAL COPING/ CORNICE
- GA. METAL ROOF AT DORMERS
- CERTAINTED CEDAR IMPRESSIONS SHINGLE SIDING
- HARDIE LAP SIDING
- WINDOW WITH EXTERIOR MUNTINS
- SLATEMASTER SHINGLE ROOF
- WORTHINGTON 18" X 18" DECORATIVE BRACKET
- TYPON COLUMN WRAPS & TRIM PIECES



EAST ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"

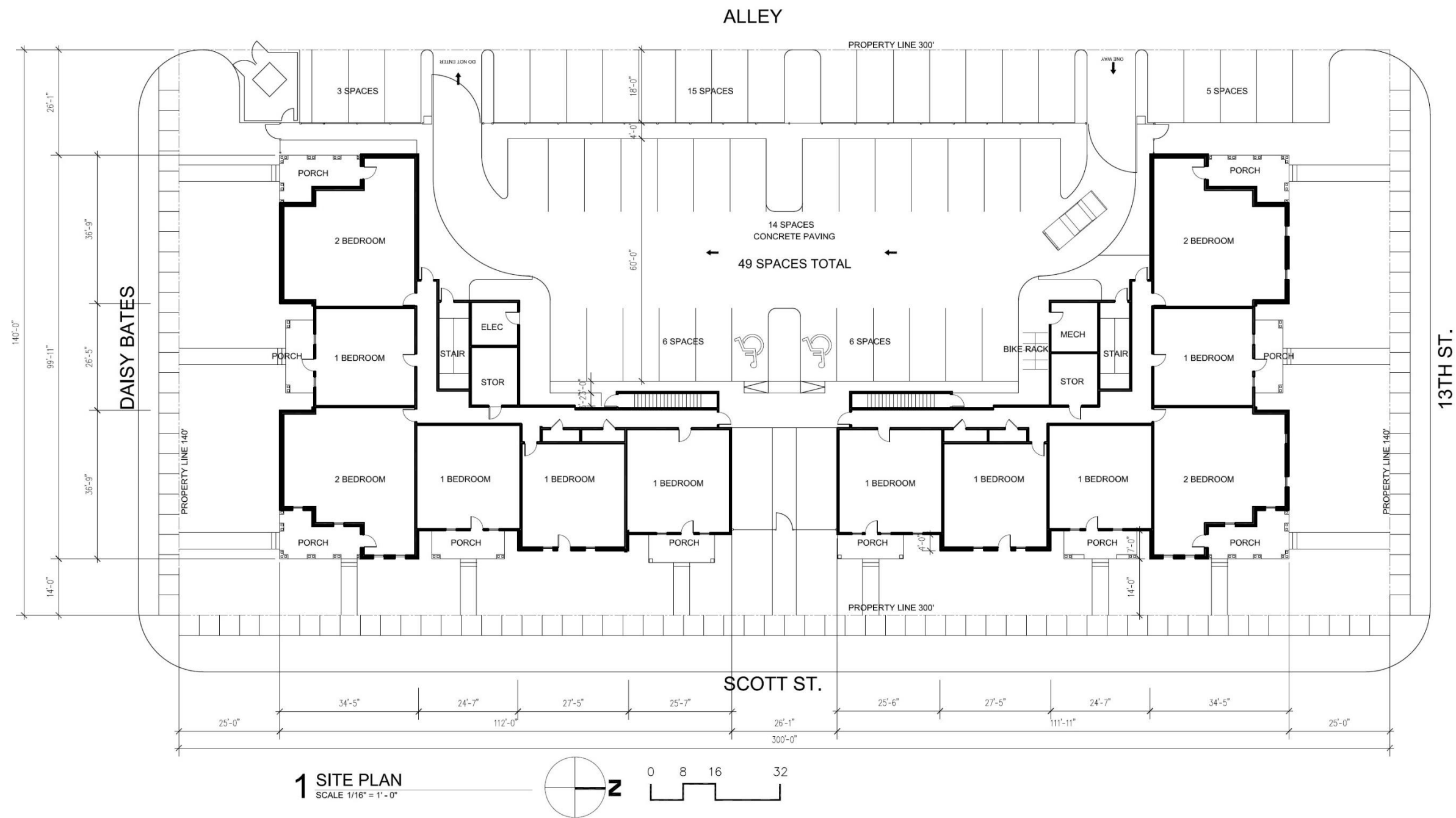


100 River Market Ave St. 301  
Little Rock, AR 72201  
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501.375.6501 F

Project: LASITER PROPERTY SCOTT ST.  
Location: 1315 SCOTT STREET  
Date:   
Title: EXTERIOR ELEVATIONS  
Sheet Number: **A2.00**



Revised Site Plan. Does not show relocated dumpster enclosure yet. (see updated version on Page 25)



UNIT COUNT/ SQUARE FOOTAGE  
11 2 BR @ 1016 SF EA.= 11,176

24 1 BR @ 612 SF EA.= 14,688  
TOTAL RENTABLE SF= 25,864  
TOTAL STORAGE = 504  
TOTAL CIRCULATION= 4,896  
GROSS SF = 31,264 SF TOTAL OF 35 APARTMENTS

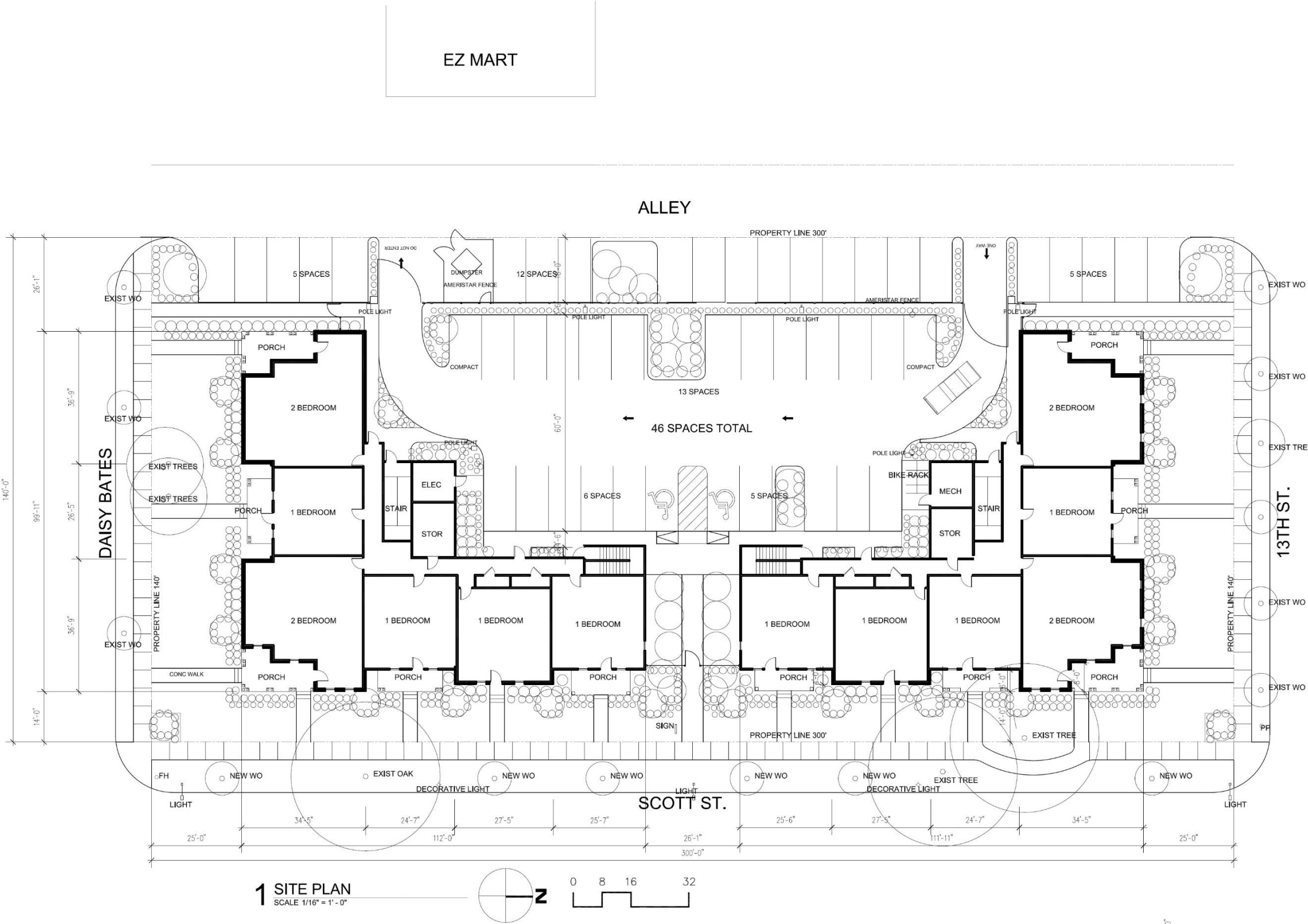
FLOOR AREA RATIO =36,846/42,000 = .74  
BUILDING COVERAGE RATIO 11,716/42,000=.28

PARKING REQUIREMENTS  
11 2 BR X 1.5 = 17  
24 1 BR X 1 = 24  
TOTAL REQ. 41

Looking west from Scott Street (*see updated version on Page 27*)







UNIT COUNT/ SQUARE FOOTAGE  
11 2 BR @ 1016 SF EA.= 11,176

24 1 BR @ 612 SF EA.= 14,688  
TOTAL RENTABLE SF= 25,864  
TOTAL STORAGE = 504  
TOTAL CIRCULATION= 4,896  
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PARKING REQUIREMENTS  
11 2 BR X 1.5 = 17  
24 1 BR X 1 = 24  
TOTAL REQ. 41



# October 14, 2016 Updated Elevations



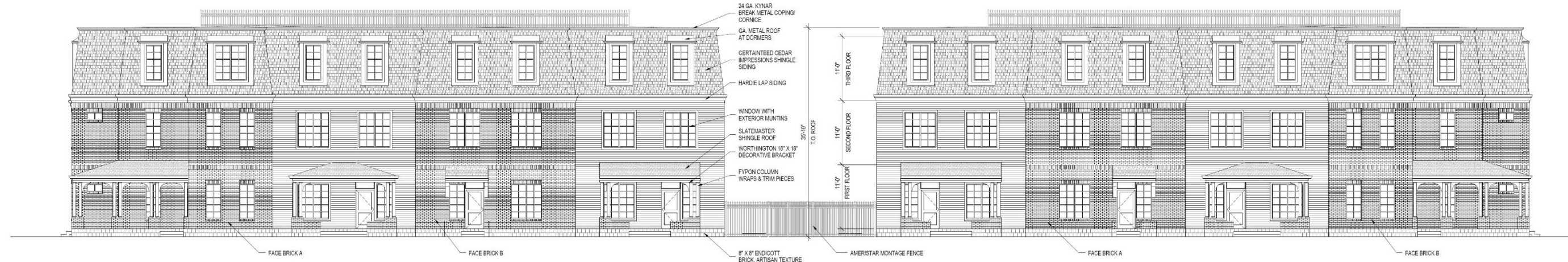
**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



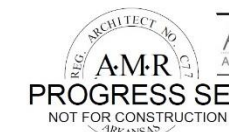
**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**A-M-R**  
ARCHITECTS INC.  
100 River Market Ave. St. 301  
Little Rock, AR 72201  
501.375.0378 T  
501.375.6601 F

Project: LASITER PROPERTY SCOTT ST.  
Location: 1315 SCOTT STREET  
Date: ---/---/---  
Title: EXTERIOR ELEVATIONS  
Sheet Number: **A2.00**



October 14, 2016 Updated Rendering

